



City of Santa Barbara

PLANNING DIVISION FEES

EXCERPT FROM RESOLUTION No. 09-043

****Please note that this handout is for informational purposes only. Planning Staff will make the final determination on all of the required planning fees related to the projects.****

****Fees shall be effective from July 1, 2009 to June 30, 2010**

****For site development, activity areas, or combination of structures and/or site changes, the fee per square footage is not limited to the building area, but may involve the site area, as determined by Planning Staff.**

APPEALS

Filing fee for each appeal of each decision by the below review bodies shall be as follows:

Appeals filed and paid at the City Clerk's Office at City Hall (735 Anacapa Street) are listed below:

1.	Architectural Board of Review	395.00
2.	Historic Landmarks Commission	395.00
3.	Planning Commission	395.00*
4.	Single Family Design Board	395.00

Appeals filed and paid at the Community Development Counter at 630 Garden Street are listed below:

5.	Sign Review Committee	200.00
6.	Staff Hearing Officer to Planning Commission	200.00*
7.	Application Completeness Determination	200.00
8.	Chief of Building and Safety and Fire Chief to the Building and Fire Code Board of Appeals	200.00

*No appeal fee charged for Coastal Development Permits

ANNEXATION

o	Less than one (1) acre without additional development potential	3,685.00
o	Less than one (1) acre with development potential	4,910.00
o	One (1) acre and over	9,810.00

(Separate fees are required for rezoning, General Plan, Local Coastal Plan, and Specific Plan Amendments)

ARCHITECTURAL BOARD OF REVIEW, HISTORIC LANDMARKS COMMISSION, AND SINGLE FAMILY DESIGN BOARD

o	Administrative Staff Review	65.00
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o Consent Review:

Minor/miscellaneous changes and review after final changes (Re-roofs, window/door changes, small one-story detached accessory structures, garages, carports, fencing, walls, building color changes or roof equipment)	130.00
Other Items (This includes but is not limited to projects that require noticing. Fees for preparation of mailed lists are also required)	235.00

Fee for projects involving alterations and additions are calculated by determining the alteration fee and addition fee based on square footage totals and applying the higher fee.

Larger projects involving multiple buildings or phased improvements may require separate fees for review of each building.

o Full Board Review:

Single Family Residential:

	<u>Additions</u>	<u>New</u>
Less than 1,001 Sq. Ft.	440.00	585.00
1,001-2,500 Sq. Ft.	560.00	725.00
2,501-3,500 Sq. Ft.	640.00	835.00
3,501 – 4,000 Sq. Ft.	820.00	1,060.00
Over 4,000 Sq. Ft	950.00	1,195.00

Over 4,000 Sq. Ft. Built-Green	Add \$130.00
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Over 85% of the maximum <u>required</u> FAR (Fee does not apply to FAR guideline projects.)	Add \$130.00
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Minor Alterations	260.00
Major Alterations	460.00

Multi-Family Residential:

	<u>Alterations</u>	<u>Additions</u>	<u>New</u>
2-4 Units	270.00	530.00	1,275.00
5-10 Units	360.00	705.00	1,690.00
11-20 Units	595.00	1,190.00	2,860.00
21-30 Units	870.00	1,745.00	3,485.00
31-50 Units	1,390.00	2,615.00	4,355.00
51-80 Units	1,745.00	3,485.00	5,225.00
81+ Units	1,980.00	3,630.00	5,500.00

Non-Residential:

	<u>Alterations</u>	<u>Additions</u>	<u>New</u>
Less than 1,000 Sq. Ft.	560.00	700.00	835.00
1,001-2,500 Sq. Ft.	925.00	1,045.00	1,135.00
2,501-3,500 Sq. Ft.	1,295.00	1,530.00	2,165.00
3,501-10,000 Sq. Ft.	1,605.00	2,150.00	3,355.00
10,001-20,000 Sq. Ft.	2,615.00	3,135.00	4,355.00
20,001-50,000 Sq. Ft.	3,485.00	4,355.00	5,225.00
50,001-100,000 Sq. Ft.	4,355.00	5,225.00	6,970.00
Over 100,000 Sq. Ft. +	5,400.00	6,500.00	7,500.00

Planning Fees – Excerpt from Resolution No. 09-043

o	Tenant Improvement (TI) Storefronts (<i>Alterations Only on Consent or Full Board</i>):		
	Minor TI (<i>Alterations</i>) to Front Façade Elevation Only		510.00
	Major TI (<i>Alterations</i>) to Multiple Elevations		1,175.00
o	Concept Review Hearing (<i>Includes only <u>one</u> Design Review hearing. Payment of this fee shall be credited towards the standard Design Review fee for Full Board review.</i>)		510.00/mtg
o	Supplemental Review Fee (<i>This does not include items heard on Consent</i>):		
	Eighth and subsequent full board review meeting for projects which involve more than 20 units and/or 3,500 sq. ft. of non-residential development		\$220.00/mtg (<i>unless otherwise determined by Staff</i>)
	Fifth and subsequent full board review meeting for all other projects		\$220.00/mtg (<i>unless otherwise determined by Staff</i>)
o	Postponement/Rescheduling fee (<i>Full Board</i>)		140.00
o	Temporary uses and minor alterations (<i>i.e. Umbrellas, outdoor furniture, lighting, building colors and equipment</i>)		130.00
o	Development Plan Approval (<i>per Measure E – SBMC §28.87.300</i>)		1,020.00
o	Antennae / Wireless Facilities		825.00
o	Site work, retaining walls, tree removals, and landscaping alterations:		
	Consent Calendar		130.00
	Full Board		375.00
o	“As Built” Changes		Twice the current fee
o	“As Built” Demolition or Alterations to Designated or Listed Historic Structures		Triple the current fee
o	Surface Parking Lots:		
	1-20 Spaces	<u>Alterations</u>	<u>New</u>
	21+ Spaces	320.00	920.00
		605.00	1,095.00
o	Vegetation Removal or Grading (only) Permits		490.00
o	Time Extension		200.00
o	Revised Project (i.e., projects requiring new Zoning Plan Check)		½ of current fee

COASTAL PLAN REVIEW

o	Coastal Exclusions and Exemptions	290.00
o	Recommendation to the California Coastal Commission (CCC) (No Planning Commission or Staff Hearing Officer review required.)	290.00
o	Consent or Minor Coastal Development Permit (CDP) Items (Including projects in the Non-Appealable area that do not require other public hearings.)	1,615.00
o	Coastal Development Permits:	
	Residential:	
	1-4 Units	4,005.00
	5-10 Units	5,180.00
	Over 10 Units	5,575.00
	Non-residential:	
	0-1,000 Sq. Ft.	4,005.00
	1,001-3,000 Sq. Ft.	5,180.00
	Over 3,000 Sq. Ft.	7,980.00
o	LCP Amendments	14,730.00

**COMMUNITY PRIORITY ALLOCATION AND
ECONOMIC DEVELOPMENT PROJECT ALLOCATION**

o	Planning Commission (PC) and City Council (CC) Review (includes one PC Hearing and two CC Hearings)	2,025.00
o	Additional Hearings by either PC or CC	715.00

CONDITIONAL USE PERMIT

o	Minor and Amendments	3,540.00
o	Residential	4,720.00
o	Non-residential	9,440.00

CONVERSION PERMIT (Chapter 28.88*)

*(Commercial condominium conversion projects must pay a tentative subdivision map fee but not a Condominium Conversion Permit fee.)

o	Condominium Conversion (Residential Only)	7,100.00
o	Hotel/Motel Conversion	12,645.00

DEVELOPMENT AGREEMENTS

In accordance with Council Resolution No. 89-120 pertaining to the establishment of procedures for Development Agreements the following deposit and hour rates apply.

o	Deposit	5,545.00
o	Hourly Rates:	
	Planning Division	200.00
	City Attorney	270.00

DEVELOPMENT AND SITE PLAN REVIEW

(This applies to Planning Commission and Staff Hearing Officer only. Please refer to the Design Review section for Architectural Board of Review and Historic Landmarks Commission Development Plan Approval fees.)

o	Residential	6,160.00
o	Non-residential (per Measure E):	
	0-1,000 Sq. Ft.	6,160.00
	1,001-3,000 Sq. Ft.	6,995.00
	3,001-10,000 Sq. Ft.	8,985.00
	10,001-20,000 Sq. Ft.	13,925.00
	20,001-50,000 Sq. Ft.	17,910.00
	50,001-100,000 Sq. Ft.	21,880.00
	Over 100,000 Sq. Ft.	21,880 + \$30 for each 1,000 sq. ft. over 100,000 sq. ft.
o	Master Plan	2,315.00
o	Other Development Plans required in Specific Zones (<i>i.e. C-P, C-X, P-D, R-H</i>)	6,160.00

ENVIRONMENTAL ASSESSMENT

o	CEQA Exemption:	
	ABR/HLC/SFDB/MOD (Non-DART) projects with studies and/or reports	435.00
	DART: No studies	655.00
	DART: With studies	1,745.00
o	Initial Study Preparation:	
	Prepared by Staff	8,077.00
	Contract Management (<i>If Initial Study prepared by consultant</i>)	15% of contract amount
o	Negative Declaration (ND):	
	Prepared by Staff	900.00

	Addendum (<i>Prepared by Staff</i>)	2,640.00
	ND Contract Management (<i>If ND prepared by consultant</i>)	15% of contract amount
o	Staff Determination of Adequacy of Prior Environmental Document	¼ of the current fee for preparation of document
o	Staff Preparation of Addendum to EIR	13,070.00
o	Staff Preparation of Supplement to EIR	46,465.00
o	Cultural Resources Report Review (<i>by HLC</i>)	220.00
o	Environmental Impact Report (EIR) Fees for Staff time:	
	Focused EIR (<i>Prepared by Staff</i>)	58,080.00
	Full EIR (<i>Prepared by Staff</i>)	92,930.00
	EIR Contract Management (<i>If EIR prepared by consultant</i>)	15% of contract amount
o	Master Environmental Assessment (MEA) Report per parcel (<i>If requested by the public</i>)	205.00

GENERAL PLAN AMENDMENTS

o	General Plan Map Amendment	12,410.00
o	General Plan Text Amendment	22,205.00

MAILING LIST SERVICE

o	Preparation of one Map, Mailing List, Labels, and one On-Site Posting Sign	195.00
o	Each Additional On-Site Posting Sign (<i>if required, lost, or damaged</i>)	25.00

MIXED-USE PROJECTS

- o For New Buildings, calculate the fees for both residential and non-residential project elements and charge both fees.
- o For Additions/Alterations, calculate the fees for both residential and non-residential project elements and charge the greater fee.

MODIFICATIONS

o	Non-DART Process	895.00
o	DART Process	2,015.00
o	Each additional modification request:	
	By Non-DART Process	475.00
	By DART Process	1,020.00
o	“As-Built” Changes (<i>Unpermitted work/use</i>)	Twice the current fee

OFF-SITE HAZARDOUS WASTE MANAGEMENT FACILITY

o	Notice of Intent	1,080.00
o	Local Assessment Committee	
	Initiation	3,100.00
	Coordination of Committee based on estimate of staff hours	200.00/hr

PERFORMANCE STANDARD PERMITS (PSP)

o	Large Family Day Care / Community Care Facility	695.00
o	Medical Cannabis Dispensary Permit (A 10-hour deposit is required for full cost recovery)	200.00/hr
o	Other PSPs	3,540.00

PLANNING COMMISSION

o	Planning Commission Hearing for Concept Review, Master Plan Review, or Initiation of an Annexation, General Plan Amendment, LCP Amendment, Specific Plan Amendment or Zone Change <i>(The hearing can be one or a combination of more than one of these)</i>	2,415.00
o	Each subsequent Planning Commission Hearing	1,210.00
o	Revised application for review by the Planning Commission <i>(The fee for review by the Planning Commission for a current application that has been revised by the applicant after completion of legal notice.)</i>	½ of the original filing fee(s) for each application.
o	Release of covenant or amendments to conditions, and minor amendments to previously approved project.	2,740.00
o	Substantial Conformance: If it is determined that the next level is necessary, the fee may be credited. <i>(Levels of review are based on the Planning Commission Guidelines):</i>	
	Level one <i>(Memo to File)</i>	0.00
	Level two <i>(Letter to Applicant)</i>	820.00
	Level three <i>(Lunch Meeting)</i>	1,710.00
	Level four <i>(Public Hearing)</i>	2,740.00
o	Third and subsequent DART Re-submittals	¼ of the highest fee paid for project
o	Re-notice Fee for Planning Commission continuance	200.00
o	Time Extension	200.00

PRE-APPLICATION REVIEW TEAM (PRT)

o	Subdivisions <i>(residential & non-residential):</i>	
	1-4 Units/lots	1,625.00
	5-10 Units/lots	2,045.00
	Over 10 Units/lots	2,215.00

o	Development Plan and other required applications:	
	0-1,000 Sq. Ft.	1,625.00
	1,001-3,000 Sq. Ft.	2,045.00
	3,001-10,000 Sq. Ft.	2,835.00
	Over 10,000 Sq. Ft.	3,135.00
o	Lot Line Adjustments	1,625.00
o	Non-required reviews by the PRT	1,625.00
o	Planner Consultation Meeting (By appointment only; 90 minutes total including research and meeting)	300.00

PROPERTY PROFILES

o	Property Profile (2-hour minimum charge)	200.00/hr
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SIGN COMMITTEE

Note: A Building Permit is to be obtained, and inspection fees are required to be paid after Sign Committee approval.

o	Total sign area of all signs on one site:	
	<u>Size of Sign</u>	<u>Fee</u>
	< 15 Sq. Ft.	260.00
	15 to < 30 Sq. Ft.	340.00
	30 to < 60 Sq. Ft.	525.00
	60 to < 90 Sq. Ft.	615.00
	≥ 90 Sq. Ft.	810.00
o	Face or color changes on existing sign(s)	330.00
o	Exception (One exception fee per application, in addition to the base fee, shall be charged.)	475.00
o	Concept Review (Any size sign)	195.00
o	Review After Final Fee (Minor/miscellaneous charges and review after final.)	85.00
o	Conforming Sign Review: Any Size Sign	195.00
o	Harbor Signs	195.00
o	“As Built” Changes (Unpermitted work/use)	Twice the current fee
o	Sign Programs (Individual signs have a separate review and fee.)	260.00
o	Outdoor Vending Machine Review:	
	Machine panel signage and one to two machines	180.00
	Three to four machines	255.00
o	Vending Machine Exception Request	260.00

o	Vending Machine License Agreement	160.00
o	Postponement/Rescheduling Fee	55.00

SPECIFIC PLANS

o	Specific Plans	35,685.00
o	Specific Plan Amendment	12,505.00

STAFF HEARING OFFICER (SHO)

o	Substantial Conformance:	
	Level one (<i>Memo to File</i>)	0.00
	Level two (<i>Consultation with Staff Hearing Officer</i>)	440.00
o	Third and subsequent DART Re-submittals	¼ of the highest fee paid for project
o	Re-notice Fee for Staff Hearing Officer continuance	200.00
o	Time Extension of prior approvals	200.00

SUBDIVISION AND TENTATIVE MAP^{*#}

o	Residential or Non-Residential Subdivisions, or Residential Condominiums:	
	1-4 Lots/Units	7,365.00
	5-10 Lots/Units	9,460.00
	11-20 Lots/Units	14,980.00
	21-50 Lots/Units	23,970.00
	Over 50 Lots/Units	30,000.00
o	Non-residential Condominiums (<i>Total Non-Residential Floor Area</i>):	
	0-1,000 Sq. Ft.	3,685.00
	1,001-3,000 Sq. Ft.	4,730.00
	3,001-10,000 Sq. Ft.	9,635.00
	Over 10,000 Sq. Ft.	9,635 + \$35 for each 1,000 sq. ft. over 10,000 sq. ft.
o	Re-Process revised maps	½ of the current fee
o	Lot Line Adjustments	6,695.00

**Each unit on a Condominium development shall be considered a "Lot" for the purpose of determining filing fee.*

[#]Commercial condominium conversion projects only require a tentative subdivision map fee, not a Condominium Conversion Permit fee.

TRANSFER OF EXISTING DEVELOPMENT RIGHTS

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|---|---|----------|
| o | Transfer of Existing Development Rights (<i>Includes all sites involved in the transfer proposal</i>) | 4,015.00 |
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VARIANCE

- | | | |
|---|----------|-----------|
| o | Variance | 12,150.00 |
|---|----------|-----------|

ZONE CHANGE

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|---|-----------------------------|-----------|
| o | Zone Change | 15,505.00 |
| o | Zoning Ordinance Amendments | 14,130.00 |

ZONING INFORMATION REPORT (ZIR)

- | | | |
|---|---|--------------------------|
| o | Type | |
| | Condominium | 330.00 |
| | One Dwelling Unit (<i>except condos</i>) | 415.00 |
| | Each Additional Dwelling Unit | 55.00 |
| o | Expedited or “After the Fact” ZIR Fee
(<i>When ZIR is required within a two-week time period, and escrow was commenced prior to the two-week period, or escrow is closed and ZIR was required and not obtained.</i>) | Twice the
current fee |
| o | One year extension fee
(<i>Must apply prior to expiration date of current ZIR, and no change to property from current ZIR. A re-inspection is required prior to expiration date of the current ZIR.</i>) | ½ of the
current fee |
| o | Re-inspection Fee
(<i>Required for a missed site inspection appointment (without prior notice) or inability to inspect entire property.</i>) | 185.00 |

ZONING LETTERS

- | | | |
|---|--|-----------|
| o | Zoning letter (<i>2-hour minimum charge</i>) | 200.00/hr |
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ZONING PLAN CHECK

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|---|--|--------|
| o | Single Family Residential (<i>Includes Demo/Rebuild</i>): | |
| | Minor Alteration (<i>No new floor area</i>) | 100.00 |
| | Small Addition (<i>Less than 500 Sq. Ft.</i>)/Major Alteration | 165.00 |
| | Addition (<i>500 – 1,000 Sq. Ft.</i>) | 330.00 |
| | Addition (<i>Greater than 1,000 Sq. Ft.</i>) | 440.00 |
| | New Residence (<i>0-2,000 Sq. Ft.</i>) | 440.00 |
| | New Residence (<i>2,001 to 4,000 Sq. Ft.</i>) | 660.00 |
| | New Residence (<i>Greater than 4,000 Sq. Ft.</i>) | 825.00 |
| o | Multi-Family Residential (<i>Includes Demo/Rebuild</i>): | |
| | Minor Alteration (<i>No new floor area</i>) | 165.00 |
| | Small Addition (<i>Less than 500 Sq. Ft.</i>)/Major Alteration | 330.00 |

Planning Fees – Excerpt from Resolution No. 09-043

	Addition (500 – 1,000 Sq. Ft.)	440.00
	Addition (Greater than 1,000 Sq. Ft.)	550.00
	New Residential Units (1-4 Units)	550.00 per unit
	New Residential Units (Over 4 Units)	2,750.00 + 110.00 per unit over 5
o	Non-Residential (Includes Demo/Rebuild):	
	Minor Alteration (No new floor area)	165.00
	Addition/Alteration/New (Less than 500 Sq. Ft.)	330.00
	Addition/Alteration/New (500 – 1,000 Sq. Ft.)	440.00
	Addition/Alteration/New (1,001 – 3,000 Sq. Ft.)	550.00
	Addition/Alteration/New (3,001 – 10,000 Sq. Ft.)	1,100.00
	Addition/Alteration/New (Greater than 10,000 Sq. Ft.)	1,980.00
o	Agricultural Uses and Vegetation Removal	415.00
o	Land Development Team Recovery Fee (A fee will also be charged to Development Application Review Team projects and projects that require a Performance Standard Permit when they apply for a Building Permit. The fee will be calculated by Planning Staff.)	30% of all Planning Fees
o	Minor Administrative Design Review	65.00
o	Miscellaneous	85.00
o	Plan Check for Public Works project (1-hour minimum charge - Certificate of Compliance projects in creeks, cell towers in right of way, etc.)	\$200.00/hr
o	Supplemental Review Fee (The Zoning Plan Check fee above covers two reviews by the Zoning Plans Examiner. A fee shall be charged for each review after the second review.)	¼ of current fee

PHOTOCOPYING FEE

o	In conjunction with requests for black & white copies of up to 11” x 17” records, a per sheet fee to defray the direct costs of duplication will be charged:	\$0.20 per sheet
o	In conjunction with requests for color copies of up to 11” x 17” records, a per sheet fee to defray the direct costs of duplication will be charged	\$1.00 per sheet

RESPONSE TO SUBPOENA

- o Costs as allowed per Evidence Code section 1563(b)

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Revised July 13, 2009